

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 111 1/2 St. 04101		Owner: 111 1/2 St. 04101		Phone: 207-874-1111		Permit No: 00000	
Owner Address: 111 1/2 St. 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: 111 1/2 St. 04101		Address: 111 1/2 St. 04101		Phone: 207-874-1111		Permit Issued: DEC 6	
Past Use: 111 1/2 St. 04101		Proposed Use: 111 1/2 St. 04101		COST OF WORK: \$ 1,000.00		PERMIT FEE: \$ 50.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: 111 1/2 St. 04101				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By: 111 1/2 St. 04101		Date Applied For: 11/15/01					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

111 1/2 St. 04101
207-874-1111

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Approval:	
Special Zone or Reviews:	
<input type="checkbox"/> Shoreland	
<input type="checkbox"/> Wetland	
<input type="checkbox"/> Flood Zone	
<input type="checkbox"/> Subdivision	
<input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Zoning Appeal	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Miscellaneous	
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Interpretation	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Denied	
Historic Preservation	
<input type="checkbox"/> Not in District or Landmark	
<input type="checkbox"/> Does Not Require Review	
<input type="checkbox"/> Requires Review	
Action:	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved with Conditions	
<input type="checkbox"/> Denied	
Date: _____	
<p>PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT</p>	

COMMENTS

11/16/00 - Construction completed - no handrail on stairs per requirements of permit.
Call owner & tell them of requirement.

Close permit

CBL # 63-D-20

Permit # 991337

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 3/dec/99 ADDRESS: 129 Neal St. @ CBL: 063-D-020

REASON FOR PERMIT: Replace Rear Stairway (Exterior)

BUILDING OWNER: Lee & NAN Urban

PERMIT APPLICANT: CONTRACTOR Dan Kolber

USE GROUP: R-3 CONSTRUCTION TYPE: CONSTRUCTION COST: \$3,000.00 PERMIT FEES: \$42.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *11, *13, *29, *32, *34, *36

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) *ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.*
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and damproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <u>124 NEAL ST. 04102</u>

Tax Assessor's Chart, Block & Lot Number Chart# <u>63</u> Block# <u>D</u> Lot# <u>20</u>		Owner: <u>LEE+ NAW URBAN</u>	Telephone#: <u>773-1083</u>
Owner's Address: <u>124 NEAL ST</u>		Lessee/Buyer's Name (If Applicable) <u>NA</u>	Cost Of Work: <u>\$3000</u> Fee <u>\$42</u>
Proposed Project Description:(Please be as specific as possible) <u>REPLACEMENT OF REAR STAIRWAY (EXTERIOR)</u>			
Contractor's Name, Address & Telephone <u>* DAN KOUBAS, 90 GRAY ST. PORTLAND 879-7019</u>		* <u>DR. - 780-7463</u>	Rec'd By: <u>GD</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

*Call for P/ur
Payer - 780-7463
Dan*

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

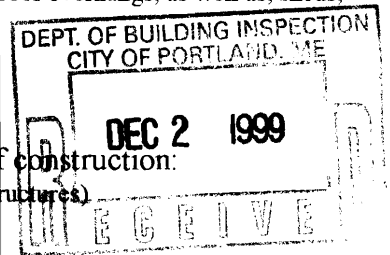
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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Signature of applicant: <u>[Signature]</u>	Date: <u>12/2/99</u>
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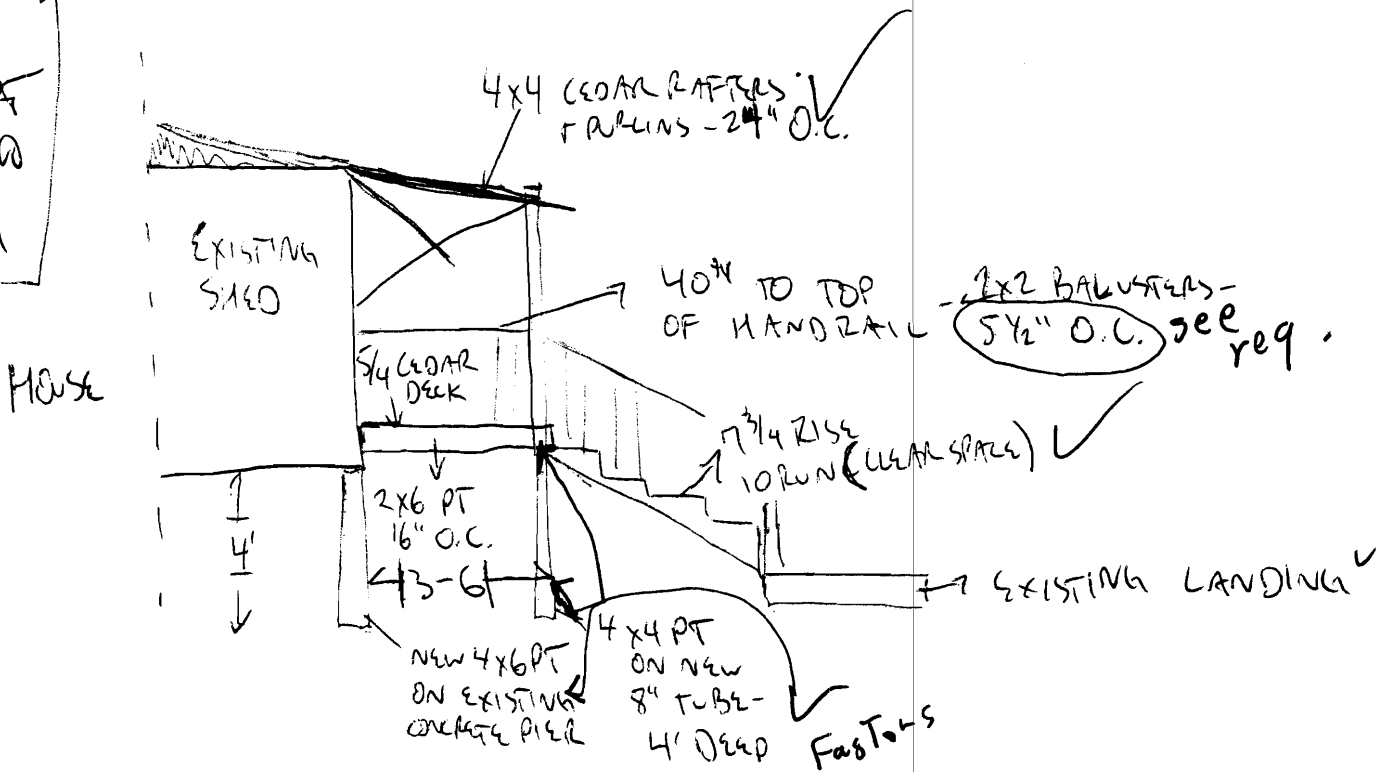
Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.



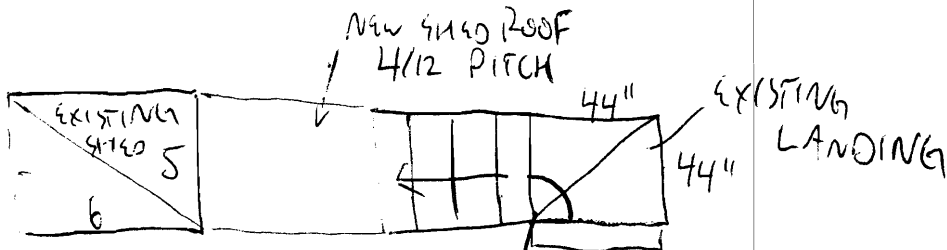
BUILDING PLANS
 URBAN RESIDENCE
 129 NEAZ ST.
 63-0-20

DAN KOUBERT
 BLDG. PREN
 879-7014

ELEVATION



PLAN



12" OUT FROM PIVOT POINT
 10" HEAD DEPTH.
 Sec. 1014.6.3.
 Dec/14
 \$

SITE PLAN - BACK YARD

URBAN RESIDENCE -

129 NEAL ST.

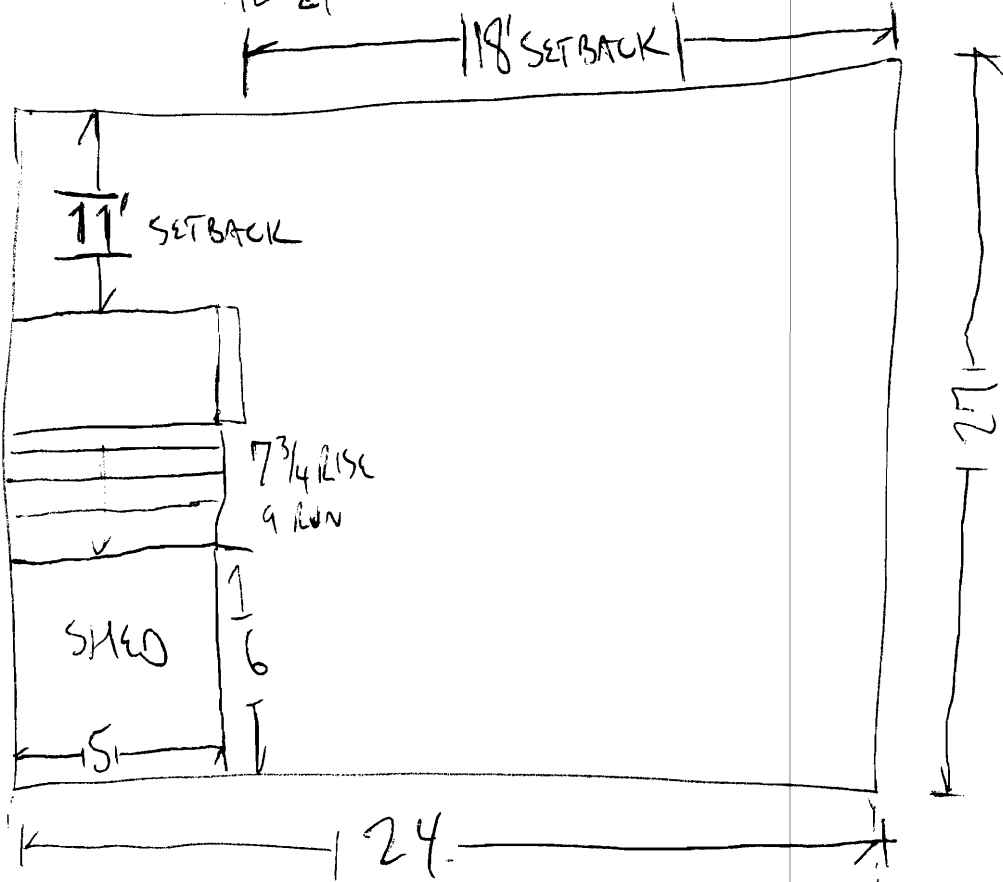
63-D-20

ALLEY

18' SETBACK

11' SETBACK

DAN KOLBERT
BLOG. PLAN
879-7014



HOUSE